

## COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

## TASMANIAN OFFICE

CONFIDENTIAL: NOT to be PUBLISHED before WEDNESDAY 9TH MARCH, 1960.  
 MAY be BROADCAST on TUESDAY 8TH MARCH, 1960.

BUILDING STATISTICS - TASMANIA, DECEMBER QUARTER, 1959.

The Deputy Commonwealth Statistician (Mr. H. G. Houstain) has made available the following particulars of Building Statistics for the quarter ended 31st December, 1959. More extensive comparative data for preceding periods are included in the statements issued for the June Quarter in each year.

A statement of definitions of terms used will be found on page 6.

1. NEW HOUSES COMPLETED: During the quarter ended 31st December, 1959, 617 new houses were completed (compared with 619 in September quarter, 1959 and 826 in June quarter, 1959). The 617 houses completed during December quarter, 1959 comprised 64 brick, concrete etc.; 121 veneers (brick, concrete, etc.); 409 wood; and 23 fibro-cement. Completions during the December quarters of preceding years were: 1956 - 780; 1957 - 685; and 1958 - 564.
2. NEW HOUSES COMMENCED: The number of new houses commenced during December quarter, 1959 was 605, an increase of 32 compared with September quarter, 1959.
3. NEW HOUSES UNDER CONSTRUCTION: The number of new houses under construction at 31st December, 1959 was 1,877, a decrease of 12 compared with the 30th September, 1959 figure of 1,889. Corresponding figures as at the 31st December, in previous years are as follows: 1956 - 1,867; 1957 - 1,991; and 1958 - 2,072.  
 The houses under construction at the 31st December, 1959 comprised: solid brick, concrete, etc. 286 (15.2 per cent); veneers (brick, concrete, etc.) 332 (17.7 per cent); wood 1,175 (62.6 per cent); and fibro-cement, 84 (4.5 per cent).
4. NEW BUILDINGS (OTHER THAN HOUSES): The value of new buildings (other than houses) completed during December quarter, 1959 was £1,320,000 compared with £1,768,000 in September quarter, 1959 and £1,806,000 in June quarter, 1959.

During December quarter, 1959 the value of new buildings (other than houses), commenced was £3,414,000 compared with £2,181,000 in September quarter, 1959 and £2,268,000 in June quarter, 1959.

5. VALUE OF ALL BUILDINGS: The value of all buildings, including houses, completed in Tasmania during December quarter, 1959 was £3,162,000, a decrease of £577,000 compared with September quarter, 1959 and an increase of £5,000 compared with December quarter, 1958. New houses valued at £1,842,000 comprised 58.3 per cent of the total value of completions.

The value of new buildings commenced during December quarter, 1959 was £5,206,000 an increase of £1,232,000 compared with September quarter, 1959 and £1,890,000 more than December quarter, 1958.

The value of new buildings under construction at 31st December, 1959 was £15,455,000.

6. VALUE OF WORK DONE ON NEW BUILDINGS: The value of work done on new buildings during December quarter, 1959 was £4,033,000 compared with £3,904,000 in September quarter, 1959 and £3,397,000 in December quarter, 1958. Of the December quarter, 1959 total, £1,840,000 or 45.6 per cent represented work done in respect of houses. Hobart and Suburbs accounted for £2,007,000 or 49.8 per cent of the total value, Launceston and Suburbs for £653,000 or 16.2 per cent and the rest of the State for £1,373,000 or 34.0 per cent.
7. PERSONS WORKING ON NEW BUILDINGS: (See Note 5 on page 6). There were 6,079 persons including 1,537 working principals engaged on the construction of new buildings at 16th December, 1959. Of these, 2,817 were carpenters by trade, 413 bricklayers and 1,125 builders' labourers.

Of the 6,079 persons engaged at 16th December, 1959, 4,933 were working on private contract jobs, 660 on owner-built jobs and 487 on Government day labour projects. The returns indicated that 2,521 were working on new houses, 296 on new flats, 2,457 on other new buildings, 133 on alterations and additions to houses, 27 on alterations and additions (including conversions) to flats, 349 on alterations and additions to other buildings and 296 on repair and maintenance work.

1. CONSTRUCTION OF NEW BUILDINGS - TASMANIA - DECEMBER QUARTER, 1959.

Kind of Building and Construction Agency	Commenced during December Quarter, 1959		Completed during December Quarter, 1959		Under Construc- tion at 31st December, 1959		Value of Work done during December Qtr. 1959
	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	
<u>1. Houses:</u>		£'000		£'000		£'000	£'000
(i) Private Contractors:							
On Private Account	246	795	255	833	394	1,459	872
On Govt. A/c.	15	38	45	136	38	110	73
(ii) Govt. Day Labour:	75	231	77	251	131	423	260
(iii) Owner Builders:	269	728	240	622	1,314	3,742	635
Total Houses:	605	1,792	617	1,842	1,877	5,734	1,840
<u>2. Flats (b):</u>							
(i) Private Contractors:							
On Private Account	29	65	21	58	89	211	78
On Govt. A/c.	40	120	-	-	122	417	77
<u>3. Shops:</u>							
(i) Private Contractors:							
On Private Account	24	376	33	116	16	583	255
On Govt. A/c.	1	7	-	-	1	7	4
<u>4. Hotels, Guest Houses:</u>							
(i) Private Contractors:							
On Private Account	7	104	14	130	12	234	130
<u>5. Office Premises:</u>							
(i) Private Contractors:							
On Private Account	8	393	4	31	14	536	102
On Govt. A/c.	6	422	1	10	12	507	56
(ii) Govt. Day Labour:	-	-	-	-	2	34	3
<u>6. Other Business Premises:</u>							
(i) Private Contractors:							
On Private Account	15	283	22	297	26	753	341
On Govt. A/c.	4	94	3	37	10	265	71
(ii) Govt. Day Labour:	-	-	1	5	-	-	1
<u>7. Factories:</u>							
(i) Private Contractors:							
On Private Account	22	348	13	105	35	862	339
On Govt. A/c.	2	14	3	40	2	19	9
<u>8. Entertainment &amp; Recreation:</u>							
(i) Private Contractors:							
On Private Account	2	4	4	35	6	39	14
On Govt. A/c.	1	5	2	15	-	-	13
<u>9. Education Buildings:</u>							
(i) Private Contractors:							
On Private Account	5	93	1	6	7	303	21
On Govt. A/c.	7	124	9	202	23	2,000	371
<u>10. Religious Buildings:</u>							
(i) Private Contractors:							
On Private Account	5	76	1	1	9	105	10
<u>11. Health Buildings:</u>							
(i) Private Contractors:							
On Private Account	-	-	2	34	2	16	9
On Govt. A/c.	2	870	8	39	10	2,169	157
<u>12. Other New Buildings:</u>							
(i) Private Contractors:							
On Private Account	15	15	22	96	12	211	65
On Govt. A/c.	-	-	21	62	5	416	64
(ii) Govt. Day Labour:	1	1	1	1	3	34	3
Total Other New Buildings:	196	3,414	186	1,320	418	9,721	2,193
<u>All New Buildings:</u>							
(i) Private Contractors:							
On Private Account	378	2,552	392	1,742	622	5,312	2,236
On Govt. A/c.	78	1,694	92	541	223	5,910	895
(ii) Govt. Day Labour:	76	232	79	257	136	491	267
(iii) Owner Builders:	269	728	240	622	1,314	3,742	635
GRAND TOTAL:	801	5,206	803	3,162	2,295	15,455	4,033

(a) When completed, excluding cost of land on which building is erected.

(b) Number indicates number of individual flats provided as new dwellings.

2. SUMMARY: NEW HOUSES - BUILDING PERMITS ISSUED AND  
CONSTRUCTION, DECEMBER QUARTER, 1959.

Municipality	Building Permits Issued During Quarter		Commenced During Quarter		Completed During Quarter		Under Construction at end of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
		£'000		£'000		£'000		£'000
Hobart, City	35	159	40	152	51	196	169	694
Hobart, Suburbs:								
Clarence (b)	112	367	108	357	50	170	260	900
Glenorchy	57	205	55	181	128	415	245	864
Kingborough (b)	14	57	11	35	8	32	45	160
Total Suburbs:	183	629	174	573	186	617	550	1,924
Total Hobart and Suburbs:	218	788	214	725	237	813	719	2,618
Launceston, City	30	108	36	124	41	131	119	423
Launceston, Suburbs:								
Beaconsfield (b)	12	42	16	60	16	55	47	161
Lilydale (b)	22	62	10	31	11	31	24	67
St. Leonards (b)	35	115	42	131	36	112	106	338
Westbury (b)	5	17	5	16	4	20	18	51
Total Suburbs:	74	236	73	238	67	218	195	617
Total Launceston and Suburbs:	104	344	109	362	108	349	314	1,040
All Other Areas (c)	333	840	282	705	272	680	844	2,076
Total Tasmania: -								
December Quarter, 1959	655	1,972	605	1,792	617	1,842	1,877	5,734
September Quarter, 1959	646	1,961	573	1,793	619	1,971	1,889	5,747
June Quarter, 1959	591	1,807	670	2,050	826	2,499	1,935	5,916
March Quarter, 1959	596	1,786	630	1,864	611	1,817	2,091	6,306
December Quarter, 1958	587	1,698	584	1,787	564	1,657	2,072	6,247

(a) Value when completed.

(b) Suburban area only of this Municipality.

(c) For individual Municipalities, see table 3 on page 4.

**3. BUILDING PERMITS ISSUED AND CONSTRUCTION OF NEW HOUSES CLASSIFIED IN  
STATISTICAL DIVISIONS AND LOCAL GOVERNMENT AREAS, DECEMBER QUARTER, 1959.**

(Includes Owner-built Houses)

Statistical Division and Local Government Areas	Building Per- mits issued during Quarter		Commenced during Quarter		Completed during Quarter		Under Construc- tion at end of Quarter	
	No.	Value(a)	No.	Value(a)	No.	Value(a)	No.	Value(a)
<b>URBAN DIVISION:</b>		£'000		£'000		£'000		£'000
Hobart City	35	159	40	152	51	196	169	694
Hobart Suburbs	183	629	174	573	186	617	550	1,924
Launceston City	30	108	36	124	41	131	119	423
Launceston Suburbs	74	236	73	238	67	218	195	617
<b>Total Urban Division:</b>	<b>322</b>	<b>1,132</b>	<b>323</b>	<b>1,087</b>	<b>345</b>	<b>1,162</b>	<b>1,033</b>	<b>3,658</b>
<b>NORTH-WESTERN DIVISION:</b>								
Burnie	26	92	30	89	34	110	56	173
Circular Head	7	18	11	25	10	22	30	74
Deloraine	9	28	6	21	5	16	14	41
Devonport	26	82	24	69	25	72	81	247
Kentish	9	17	7	13	2	4	11	24
King Island	1	3	4	12	16	47	13	35
Latrobe	5	12	7	18	7	9	20	41
Penguin	12	31	12	34	10	30	30	82
Ulverstone	19	54	19	53	20	55	52	144
Wynyard	17	44	11	31	13	32	45	113
<b>Total North-Western Div:</b>	<b>131</b>	<b>381</b>	<b>131</b>	<b>365</b>	<b>142</b>	<b>397</b>	<b>352</b>	<b>974</b>
<b>NORTH-EASTERN DIVISION:</b>								
Beaconsfield (b)	9	22	9	18	28	61	33	70
Fingal	5	8	4	9	4	8	8	15
Flinders	1	6	1	1	-	-	2	4
George Town	17	46	12	33	17	43	27	72
Lilydale (b)	4	10	1	2	-	-	6	9
Portland	9	12	8	10	2	6	18	23
Ringarooma	-	-	-	-	-	-	3	8
Scottsdale	14	37	14	30	9	18	31	67
<b>Total North-Eastern Div:</b>	<b>59</b>	<b>141</b>	<b>49</b>	<b>103</b>	<b>60</b>	<b>136</b>	<b>128</b>	<b>268</b>
<b>NORTH MIDLAND DIVISION:</b>								
Evandale	2	7	1	4	1	3	6	23
Longford	9	24	4	10	8	21	34	83
St. Leonards (b)	-	-	-	-	-	-	8	19
Westbury (b)	6	20	3	12	6	18	9	25
<b>Total North-Midland Div:</b>	<b>17</b>	<b>51</b>	<b>8</b>	<b>26</b>	<b>15</b>	<b>42</b>	<b>57</b>	<b>150</b>
<b>MIDLAND DIVISION:</b>								
Bothwell	-	-	-	-	-	-	1	9
Campbell Town	2	5	2	4	1	1	3	7
Hamilton	1	1	2	2	2	2	6	12
Oatlands	4	9	5	9	4	8	7	14
Ross	-	-	1	7	1	1	4	12
<b>Total Midland Division:</b>	<b>7</b>	<b>15</b>	<b>10</b>	<b>22</b>	<b>8</b>	<b>12</b>	<b>21</b>	<b>54</b>
<b>SOUTH-EASTERN DIVISION:</b>								
Brighton (c)	-	-	-	-	-	-	-	-
Clarence (b)	15	33	10	26	7	14	61	142
Glamorgan	6	9	4	6	3	5	16	26
Green Ponds (c)	-	-	-	-	-	-	-	-
Richmond (c)	1	3	-	-	1	3	-	-
Sorell	36	54	18	29	19	31	70	117
Spring Bay	4	7	1	3	4	8	5	13
<b>Total South-Eastern Div:</b>	<b>62</b>	<b>106</b>	<b>33</b>	<b>64</b>	<b>34</b>	<b>61</b>	<b>152</b>	<b>298</b>
<b>SOUTHERN DIVISION:</b>								
Brury	1	1	1	1	1	1	2	1
Esperance	4	8	-	-	1	3	7	18
Huon	8	20	7	20	4	11	14	40
Kingborough (b)	7	19	4	8	2	4	23	51
New Norfolk	7	25	5	17	3	8	23	54
Port Cygnet	1	1	2	5	2	5	5	10
Tasman	5	6	2	4	-	-	12	18
<b>Total Southern Division</b>	<b>33</b>	<b>80</b>	<b>21</b>	<b>55</b>	<b>13</b>	<b>32</b>	<b>86</b>	<b>192</b>
<b>WESTERN DIVISION:</b>								
Gormanston	-	-	-	-	-	-	-	-
Queenstown	14	27	20	30	-	-	37	98
Strahan	-	-	-	-	-	-	-	-
Zeehan	10	39	10	40	-	-	11	42
<b>Total Western Division:</b>	<b>24</b>	<b>66</b>	<b>30</b>	<b>70</b>	<b>-</b>	<b>-</b>	<b>48</b>	<b>140</b>
<b>Total Country Divisions:</b>	<b>333</b>	<b>840</b>	<b>282</b>	<b>705</b>	<b>272</b>	<b>680</b>	<b>844</b>	<b>2,076</b>
<b>TOTAL TASMANIA</b>	<b>655</b>	<b>1,972</b>	<b>605</b>	<b>1,792</b>	<b>617</b>	<b>1,842</b>	<b>1,877</b>	<b>5,734</b>

(a) Value when completed. (b) Country area only of this Municipality. (c) Building permits issued in this Municipality; see definitions of terms used, page 6, paragraph 7.

## 4. CONSTRUCTION OF NEW HOUSES ACCORDING TO TYPE

Particulars		Brick, Concrete, etc.		Wood	Prefab- ricated wood	Fibro- Cement	Total
		Solid	Veneer				
DECEMBER QUARTER, 1959.							
<u>Commenced</u> During Quarter	Number	53	127	405	-	20	605
	% of Total Number	8.8	21.0	66.9	-	3.3	100.0
	Value £'000	233	445	1,082	-	32	1,792
	Average Cost £ (a)	4,396	3,504	2,672	-	1,600	2,962
<u>Completed</u> During Quarter	Number	64	121	409	-	23	617
	% of Total Number	10.4	19.6	66.3	-	3.7	100.0
	Value £'000	271	423	1,112	-	36	1,842
	Average Cost £ (a)	4,234	3,496	2,719	-	1,565	2,985
<u>Under Construction</u> at 31st December 1959.	Number	286	332	1,175	-	84	1,877
	% of Total Number	15.2	17.7	62.6	-	4.5	100.0
	Value £'000	1,162	1,184	3,263	-	125	5,734
	Average Cost £ (a)	4,063	3,566	2,777	-	1,488	3,055

## SEPTEMBER QUARTER, 1959.

Commenced	Number	54	146	349	-	24	573
During	% of Total Number	9.4	25.5	60.9	-	4.2	100.0
Quarter	Value £'000	257	533	968	-	35	1,793
	Average Cost £ (a)	4,759	3,651	2,774	-	1,458	3,129
Completed	Number	113	113	374	-	19	619
During	% of Total Number	18.3	18.3	60.4	-	3.0	100.0
Quarter	Value £'000	475	418	1,052	-	26	1,971
	Average Cost £ (a)	4,204	3,699	2,813	-	1,368	3,184
Under	Number	297	326	1,179	-	87	1,889
Construction	% of Total Number	15.7	17.3	62.4	-	4.6	100.0
in September,	Value £'000	1,194	1,156	3,274	-	123	5,747
	Average Cost £ (a)	4,020	3,546	2,777	-	1,414	3,042

Average cost is obtained by dividing total number of houses commenced, completed and under construction into the total value of houses commenced, completed and under construction respectively, as stated by builders. As averages, they relate to houses of the size and standard commenced, completed and under construction in the relevant period, and cannot be regarded as indicative of the relative cost of erecting houses of a particular size, material and standard.

## 5. VALUE OF WORK DONE ON NEW BUILDINGS IN TASMANIA DURING DECEMBER QUARTER, 1959.

Kind of Building	Hobart			Launceston			Rest of State	Total Tasmania	Percentage of Total
	City	Sub-urbs	City & Suburbs	City	Sub-urbs	City & Suburbs			
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	%
Houses:									
Brick, Concrete, etc. -									
Solid	58	75	133	25	24	49	69	251	6.2
Veneer	40	117	157	74	128	202	83	442	11.0
Wood	95	441	536	31	67	98	475	1,109	27.5
Fibro-Cement	1	1	2	1	-	1	35	38	0.9
Other	-	-	-	-	-	-	-	-	-
Total Houses:	194	634	828	131	219	350	662	1,840	45.6
Flats	143	4	147	1	-	1	7	155	3.8
Shops	115	10	125	55	-	55	79	259	6.4
Hotels, Guest Houses	9	27	36	17	-	17	77	130	3.2
Office Premises	117	9	126	4	-	4	31	161	4.0
Industrial Business Premises	182	52	234	62	27	89	90	413	10.3
Warehouses	27	80	107	19	44	63	178	348	8.6
Entertainment and Recreation	-	-	-	-	7	7	20	27	0.7
Vocational Buildings	207	73	280	40	4	44	68	392	9.7
Religious Buildings	1	4	5	-	-	-	5	10	0.3
Health Buildings	50	2	52	16	1	17	97	166	4.1
Other New Buildings	1	66	67	3	3	6	59	132	3.3
Total Other Buildings	852	327	1,179	217	86	303	711	2,193	54.4
Total New Buildings	1,046	961	2,007	348	305	653	1,373	4,033	100.0
Percentage of Total	25.9	23.9	49.8	8.6	7.6	16.2	34.0	100.0	...

6. PERSONS (a) ACTUALLY WORKING ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS

IN TASMANIA AT 16TH DECEMBER, 1959.

Grade of Occupation	No.	Type of Occupation	No.	Work Engaged on	No.
Contractors	846	Carpenters	2,817	New Buildings:	
Sub-Contractors	691	Bricklayers	413	Houses	2,521
Wage Earners	4,542	Painters	466	Flats	296
		Electricians	211	Other New Buildings	2,457
		Plumbers	346	Additions & Altera-	
		Builders' Labourers	1,125	tions (b):	
		Others	701	Houses	133
				Flats	27
				Other Buildings	349
				Repairs & Maint-	
				enance (b):	296
Total:	6,079	Total:	6,079	Total:	6,079

(a) Includes estimate for persons working on owner-built jobs.

(b) Excludes principals and their employees engaged solely on alterations, additions and maintenance work.

DEFINITIONS OF TERMS USED.

- Owner-Builder:** For the purpose of building statistics in this Bulletin, an owner-builder is a person who is actually building his own house or is having his house built under his own direction without the services of a contractor who is responsible for the whole job.
- Commenced:** A building is regarded as having been commenced when work on the foundation has begun. Owing to the difficulty of defining the exact point that this represents in building operations, classifications made by Builders may not be entirely uniform.
- Completed:** A building is regarded as having been completed when the contractor has fulfilled the terms of the contract. As with commencements, the classifications made may not be entirely uniform.
- Under Construction:** A building under construction at the end of a period is so classified if work on it is proceeding.
- Employment:** The figures of employment relate to persons actually working on new buildings on a specified day. They include working principals, and their employees men working as, or for, sub-contractors and men temporarily laid off on account of weather. In addition, they include some persons engaged on alterations, additions, renovations or repairs to buildings when these jobs are undertaken by a contractor who builds new buildings. Because of frequent movement between jobs and because some persons (e.g. electricians) may work on several jobs which are under construction simultaneously, some duplication may occur. The figures include estimates for persons working on owner-built houses.
- Values:** All values shown exclude the value of land and represent the estimated value of buildings on completion.
- Building Permits:** Figures relating to Building Permits include details of:
  - Permits issued by Local Governmental Authorities for the construction of private buildings.
  - Contracts let and day labour projects commenced by Governmental Authorities.
  - Private buildings reported to have been commenced in those municipalities which do not issue building permits.
- Explanatory Notes:** All figures in this bulletin relate to the operations of private contractors, Government Authorities and owner-builders.

Figures relate only to the operations of persons who build new buildings. Major new additions to existing buildings are included as new buildings. Minor additions, alterations, renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who are engaged in those operations.

Figures for houses exclude converted military huts, flats, and shop dwellings. Some houses built on farms are excluded but these do not affect the figures materially.

Commonwealth Bureau of Census and Statistics,  
Tasmanian Office,  
HOBART. TAS.

8th March, 1960.

H.G. HOUSTEIN.  
Deputy Commonwealth Statistician.